

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.0161 ACRE (700 SQUARE FEET) OUT OF THE ISAAC DECKER SURVEY, ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS, BEING OUT OF THE RIGHT-OF-WAY OF SOUTH CONGRESS AVENUE, DEDICATED BY THE PLAT OF SWISHER ADDITION, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 2 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), AND BEING ADJACENT TO LOTS 5 & 6, BLOCK 23 OF SAID SWISHER ADDITION, SAID LOTS WERE CONVEYED TO CABC MINISTRY INVESTMENTS, INC., IN DOCUMENT NO. 2008122471 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.0161 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058943325, AS SURVEYED ON THE GROUND BY 4WARD LAND SURVEYING IN MARCH OF 2013):



PO Box 90876
Austin, TX 78709
512.554.3371
jward@4wardls.com
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BEGINNING, at a 1/2-inch iron rod found at the intersection of the east right-of-way line of South Congress Avenue (120' right-of-way), with the north right-of-way line of Milton Street (60' right-of-way), and being the southwest corner of Lot 6, Block 23 of said Swisher Addition, for an interior ell corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found at the intersection of the east right-of-way line of said South Congress Avenue with the south right-of-way line of said Milton Avenue bears, S16°34'20"W, a distance of 59.90 feet;

THENCE, over and across said Congress Avenue, the following three (3) courses and distances:

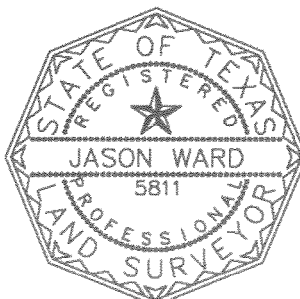
- 1) **N73°28'26"W**, a distance of **7.00** feet to a calculated point for the southwest corner hereof,
- 2) **N16°38'11"E**, a distance of **100.00** feet to a calculated point for the northwest corner hereof, and
- 3) **S73°28'26"E**, a distance of **7.00** feet to a calculated point for the northeast corner hereof, said point being in the west line of said Lot 5 and being in the east right-of-way line of said South Congress Avenue, from which a calculated point at the intersection of the east right-of-way line of said Congress Avenue with the south right-of-way line of Monroe Street (60' right-of-way), and being the northwest corner of Lot 1, Block 23 of said Swisher Addition bears, N16°38'11"E, a distance of 196.00 feet, and from which calculated corner, a 1/2-inch iron rod found bears, S73°28'26"E, a distance of 0.30 feet;

THENCE, with the east right-of-way line of said South Congress Avenue, in part with the west line of said Lot 5 and in part with the west line of said Lot 6, **S16°38'11"W**, a distance of **100.00** feet to the **POINT OF BEGINNING** and containing 0.0161 Acre (700 Square Feet) of land, more or less.

Note: This encroachment agreement begins at an elevation of 569.0' (NAVD) and extends vertically to an elevation of 580.0' (NAVD).

4/29/2014

Jason Ward, RPLS #5811
4Ward Land Surveying, LLC

References:

TCAD #0302000504
COA Grid #H-20 & #J-20

SOUTH CONGRESS AVENUE (120' R.O.W. WIDTH)

PLATTED AS SWISHER AVENUE,
A CONTINUATION OF CONGRESS AVENUE

**ENCROACHMENT
AGREEMENT**
0.0161 ACRE(S)
700 SQUARE FEET

NOTE:

THIS ENCROACHMENT AGREEMENT
BEGINS AT AN ELEVATION OF
569.0' (NAVD88) AND EXTENDS
VERTICALLY TO AN ELEVATION OF
580.0' (NAVD88).

**ENCROACHMENT
AGREEMENT
SOCO HOTEL
City of Austin
Travis, County, TX**

MONROE STREET (60' R.O.W. WIDTH)

A 1/2" IRON ROD FOUND
BEARS, S73°28'26"E, 0.3'

N16°38'11"E
196.00'

S73°28'26"E
7.00'

N16°38'11"E 100.00'

(49-1/3')
49.33'

60.05'
[60']

S16°38'11"W 100.00'

N73°28'26"W
7.00'

S16°34'20"W
59.90'

P.O.B.

GRID N: 10,063,059.85
GRID E: 3,112,086.48

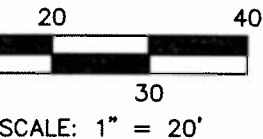
MILTON STREET (60' R.O.W. WIDTH)

PLATTED AS MITON STREET

LOT 1, BLOCK 26, SWISHER ADDITION
VOL. 1, PG. 2, P.R.T.C.T.

4WARD
Land Surveying
A Limited Liability Company

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WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

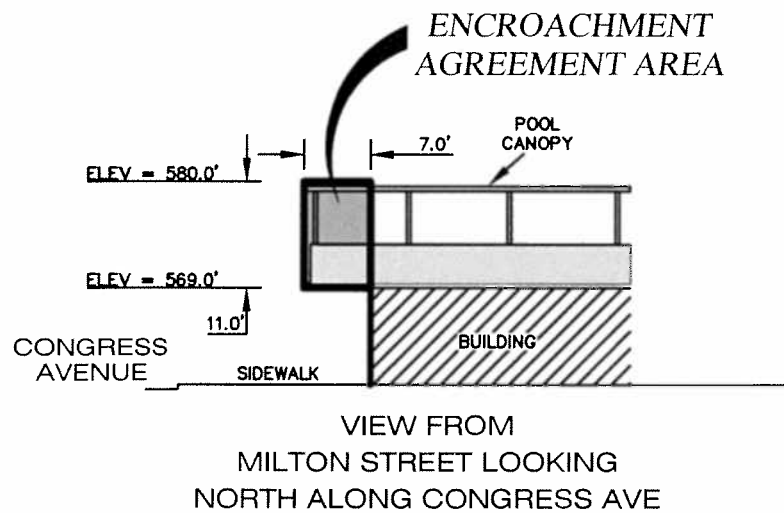


1/2" IRON ROD (DISTURBED)
FOUND BEARS,
S73°28'26"E, 0.3'

**ALLEY
(16' R.O.W. WIDTH)**

COA MAP H-20 & J-20
TCAD #0302000504

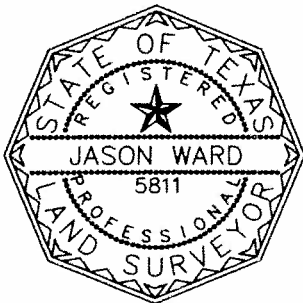
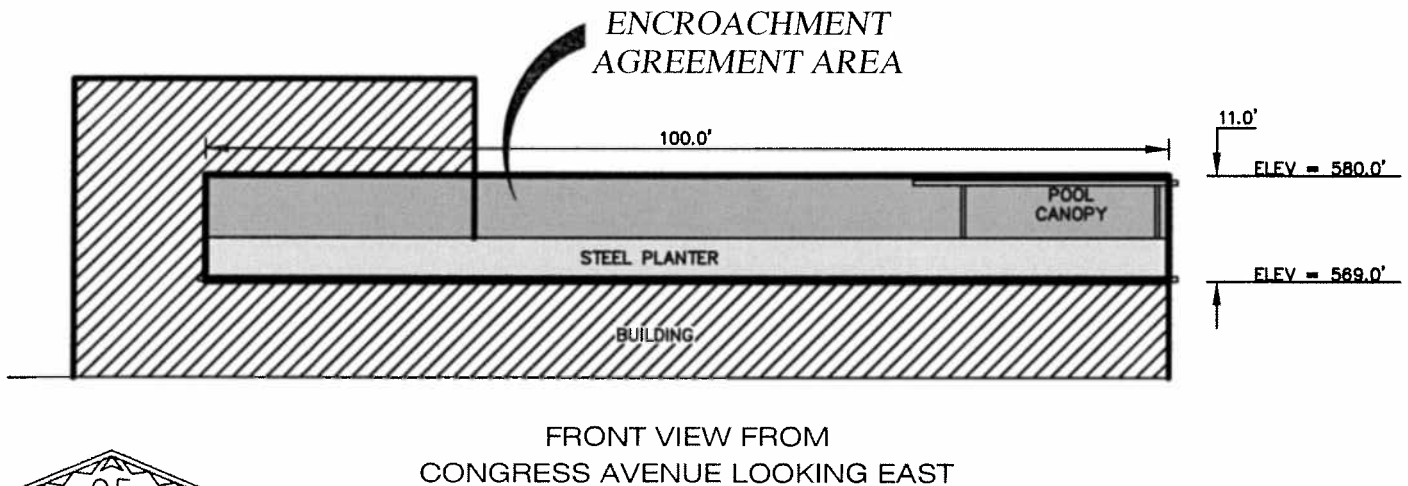
Date:	4/29/2014
Project:	00222
Scale:	1" = 20'
Reviewer:	JSW
Tech:	ST
Field Crew:	JCR/KDL
Survey Date:	MAR. 2013
Sheet:	1 OF 2



LEGEND	
	LICENSE AGREEMENT LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD FOUND
	1/2" IRON PIPE FOUND (UNLESS NOTED)
	CALCULATED POINT
DOC. #	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. 1 PG. 2
[.....]	CALCULATED RECORD INFORMATION

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000058943325.



Jason Ward
4/29/2014

NOTE:

THIS ENCROACHMENT AGREEMENT BEGINS AT AN ELEVATION OF 569.0' (NAVD88) AND EXTENDS VERTICALLY TO AN ELEVATION OF 580.0' (NAVD88).

COA MAP H-20 & J-20
TCAD #0302000504

**ENCROACHMENT
AGREEMENT
SOCO HOTEL
City of Austin
Travis, County, TX**



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